101.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,600 / 820,600
					USE VALUE:	820,600 / 820,600
					ASSESSED:	820,600 / 820,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS BRIAN & CAITLIN
Owner 2:	
Owner 3:	
Street 1:	39 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN DOROTHY N/TR & -
Owner 2:	SULLIVAN MAUREEN/TR -
Street 1:	39 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1555 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	331,100		489,500	820,600
Total Card	0.214	331,100		489,500	820,600
Total Parcel	0.214	331,100		489,500	820,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.65 /Parcel: 527.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65039

GIS Ref

GIS Ref

Insp Date 09/14/18

!8080!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,100	0	9,310.	489,500	820,600		Year end	12/23/2021
2021	101	FV	320,700	0	9,310.	489,500	810,200		Year End Roll	12/10/2020
2020	101	FV	236,000	0	9,310.	489,500	725,500	725,500	Year End Roll	12/18/2019
2019	101	FV	208,000	0	9,310.	489,500	697,500	697,500	Year End Roll	1/3/2019
2018	101	FV	208,000	0	9,310.	419,600	627,600	627,600	Year End Roll	12/20/2017
2017	101	FV	208,000	0	9,310.	391,600	599,600	599,600	Year End Roll	1/3/2017
2016	101	FV	208,000	0	9,310.	335,700	543,700	543,700	Year End	1/4/2016
2015	101	FV	195,400	0	9,310.	300,700	496,100	496,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:41:58

LAST REV

Date	Time
06/01/20	10:41:31
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8080

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN DOROTH	1490-146		6/8/2016		670,000	No	No		
SULLIVAN DOROTH	1478-26		8/28/2015	Convenience	100	No	No		
SULLIVAN JAMES	1248-65		2/12/2002	Family	1	No	No		
	547-3		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	65039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2019	462	Addition	150,000	O				
5/6/2013	645	Manual	12,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2020	Permit Visit	DGM	D Mann
9/14/2018	MEAS&NOTICE	BS	Barbara S
4/29/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
6/5/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	256	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	70.	0.75	4									489,511						489,500	

Total AC/HA:	0.21373	Total SF/SM:	9310	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	489,511	Spl Credit		Total:	489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	101546
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347019
Depreciation:	15963
Depreciated Total:	331056

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

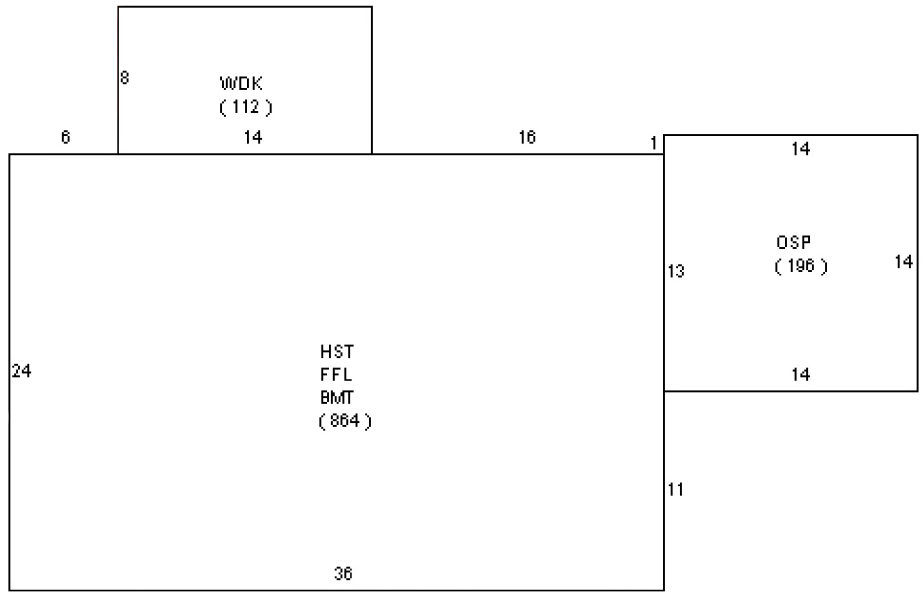
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	134.16
Final Total:	331100	Val/Su SzAd	255.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	53.230	45,992
FFL	First Floor	864	148.490	128,291
HST	Half Story	432	148.490	64,146
OSP	Screen Porch	196	27.410	5,372
WDK	Deck	112	14.930	1,672

Net Sketched Area:	2,468			Total:	245,473
Size Ad	1296	Gross Area	2900	FinArea	1555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: